



**A Publication of the County of Fairfax, Virginia  
Department of Planning & Zoning**

For additional information about this amendment, call 703-324-1380  
To request this information in an alternate format, call 703-324-1334, TTY 711



## **STAFF REPORT 2005-2006 AREA PLANS REVIEW**

**SUPERVISOR DISTRICT(S):** Mason

**APR ITEM(S):** 05-I-1L

---

**NOMINATOR(S):** Lisa M. Chiblow for Eastwood Properties, Inc.

**ACREAGE:** 2.25 Acres

**TAX MAP I.D. NUMBERS:** 72-2((1))35,38,39

**GENERAL LOCATION:** Generally southwest of the Lincolnia Road and N. Chambliss Street Intersection.

**PLANNING AREA(S):** I

**District(s):** Lincolnia

**Sector:** PINECREST (L1)

**Special Area(s):** N/A

**ADOPTED PLAN MAP:** 5-8 DU/AC, PUBLIC FACILITIES, GOVERNMENTAL AND INSTITUTIONAL

**ADOPTED PLAN TEXT:** No site specific Plan text. General text – infill development should be of a compatible use, type and intensity.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

**PROPOSED PLAN AMENDMENT:** Residential 12-16 du/ac

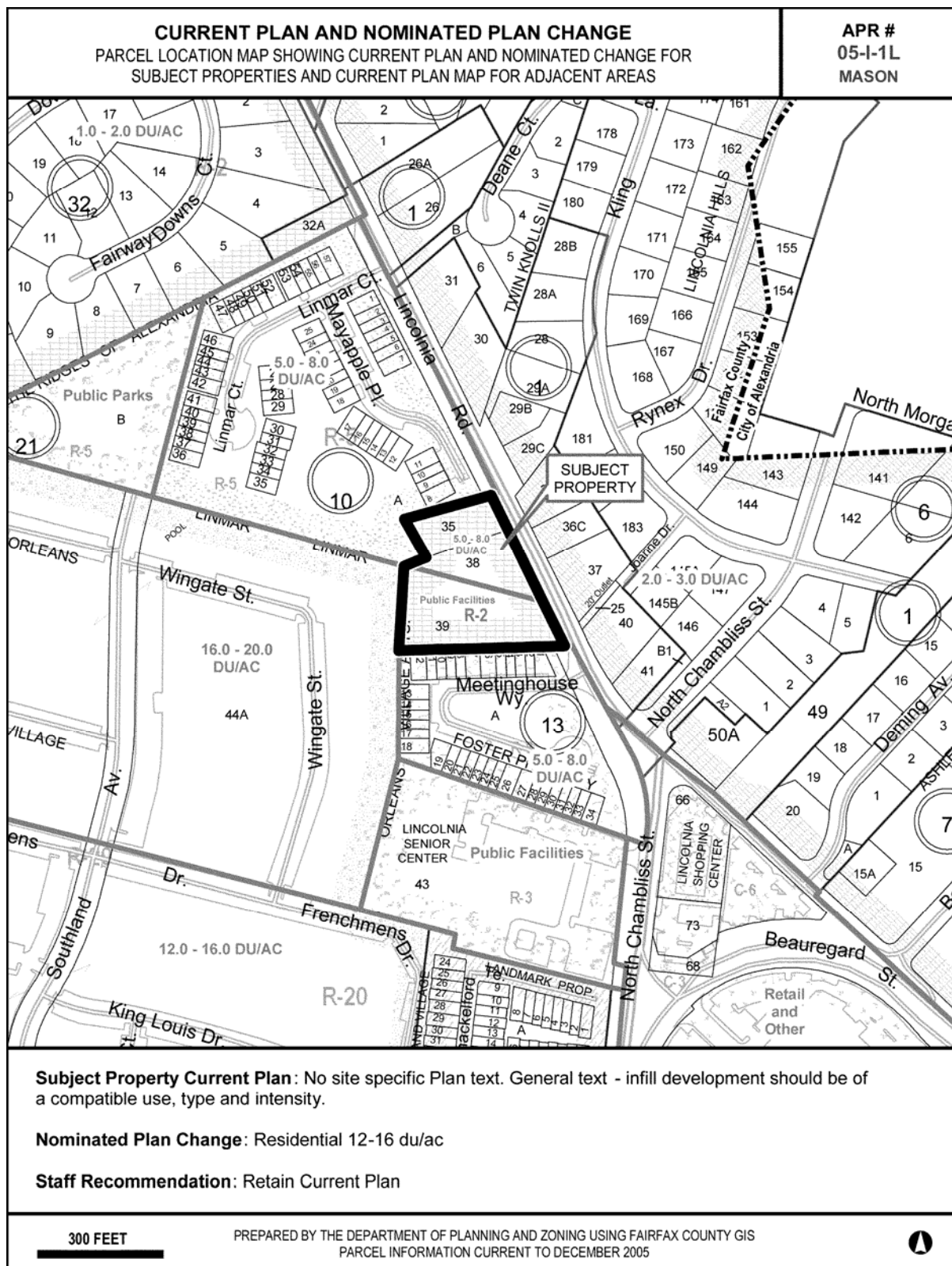
---

**SUMMARY OF STAFF RECOMMENDATION:**

\_\_\_\_\_ **Approve Nomination as Submitted**

\_\_\_\_\_ **Approve Staff Alternative**

  X   **Retain Adopted Plan**



## CONTEXT

### *General Location:*

The subject property is generally located southwest of the Lincolnia Road and North Chambliss Street intersection.

### *Planned and Existing Land Use and Zoning:*

**Subject Property:** Parcels 72-1((1))35 & 38 are developed with two single family houses, planned 5-8 du/ac and zoned R-2. Parcel 72-1((1))39 is the location of a cemetery which is planned for public facilities, governmental and institutional uses and zoned R-2.

### *Adjacent Area:*

**South:** The townhouses to the south are developed and planned 5-8 du/ac and are zoned R-8.

**East:** The area to the east, across from Lincolnia Road, is planned and developed at 2-3 du/ac and zoned R-3.

**West:** The Orleans Village development to the west is developed and planned for residential use at 16-20 du/ac and is zoned R-20.

**North:** The townhouses to the north are developed and planned 5-8 du/ac and are zoned R-5

## PLANNING HISTORY

No changes were proposed for this area since in the APR process or as a Plan Amendment since 1997.

## ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, Area I, 2003 Edition, Lincolnia Planning District, as amended through 12-6-2004, Pinecrest Community Planning Sector, Recommendations, Land Use, page 15:

“The Pinecrest sector is largely developed as stable residential neighborhoods. Infill development within this sector needs to be for a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.”

The Comprehensive Plan map shows parcels 72-1((1))35 & 38 are planned 5-8 du/ac and parcel 72-1((1))39 is planned for public facilities, governmental and institutional uses.

### NOMINATED PLAN AMENDMENT

The nomination proposes to increase the residential density on parcels 72-1((1))35 & 38 from 5-8 du/ac to 12-16 du/ac. For parcel 72-1((1))39, the nomination proposes to change the Plan from institutional use to residential use at 12-16 du/ac. The following table compares the development potential of the current Plan with the nomination's proposed density.

Existing Use	Current Plan: Institutional (1.1 acres) & 5-8 du/ac (1.1 acres)		Proposed Density @ 12 du/ac (2.25 acres)	Proposed Density @ 16 du/ac (2.25 acres)
	5 du/ac	8 du/ac		
2 single family detached	5 townhouses	8 townhouses	27 townhouses	36 townhouses

### ANALYSIS

The proposed increase in residential density and the proposal to develop housing around an active cemetery raises issues about land use compatibility and the planned transition in density. Impacts to public facilities were also evaluated such as transportation, schools and parks.

**Land Use Compatibility:** The existing townhouses located north and south of the subject property are planned and developed at 5-8 du/ac. The subject property is currently planned 5-8 du/ac and for institutional use and encourages the continuation of a development pattern that provides a compatible transition from the Orleans Village development (zoned R-20) to the single family detached neighborhood on the east site of Lincolnia Road. The nomination proposes a significant increase in density which is not consistent with the area's planned transition in density.

The single family detached neighborhood to the east includes houses whose residential frontages are oriented toward Lincolnia Road. Redevelopment of the subject property should not only be compatible with the adjacent townhouse development to the north and south, but should also be designed to be compatible with the single family detached neighborhood to the east.

The nominator has developed a concept that shows residential development on the three subject parcels at a density of 5-8 du/ac. On the parcel with the cemetery, the development concept has

townhouse units located around the cemetery area and provision of parking for visitors to the cemetery. Staff has been unable to determine how many future graves are permitted for the cemetery. The uncertainty about the cemetery's capacity and future growth make it undesirable to replan the area to residential use. In addition, the proposed development concept calculated density over the entire subject area, including the cemetery. This has the effect of not treating the cemetery as a separate use, but rather as open space (or a secondary use) for the new residential development.

**Transportation:** Redevelopment of the subject property at the proposed density would increase vehicular trips 5 to 6 times above the current Plan potential. This would have a notably greater impact on Lincolnia Road and the nearby intersection with North Chambliss Street.

**Parks:** The proposed nomination would result in an increase in population that would increase the public need for park and park facilities in a district that is deficient in recreational opportunities. Opportunities to mitigate these impacts may include improvements to existing parks in the Lincolnia Planning District or provision of on site recreational amenities.

**Heritage Resources:** This property has a moderate to high potential for archeological resources as it is located with a cemetery and this area has been identified in the Fairfax County Civil War Sites Inventory. The cemetery is particularly sensitive in that disturbance of any graves that may be outside the known cemetery boundaries is a resource that is addressed by state law.

## RECOMMENDATION

Staff recommends denial of the nomination and retention of the current Plan. An increase in residential density is not consistent with the planned transition in density. Also, staff does not support planning the cemetery for residential use.